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UNITED STATES DISTRICT COURT
DISTRICT OF NEVADA

JPMORGAN CHASE BANK, N.A.,
Plaintiff,

v.

SFR INVESTMENTS POOL 1, LLC, a Nevada
limited liability company; SIERRA RANCH
HOMEOWNERS ASSOCIATION, a Nevada non-
profit corporation; ILIANA HURTADO, an
individual,

Defendants.

Case No.: 2:17-cv-03052-JCM-GWF

STIPULATION AND
ORDER TO STAY
LITIGATION AND DISCOVERY
BASED ON PENDING
MEDIATION

Pursuant to Local Rules LR IA 6-2 and LR 7-1, Plaintiff JPMorgan Chase Bank, N.A. (“Chase”), and Defendants SFR Investments Pool 1, LLC (“SFR”) and Sierra Ranch Homeowners Association (“Sierra Ranch”) (collectively, the “Parties”),¹ by and through their respective undersigned counsel, stipulate as follows:

1. The instant action was filed on December 12, 2017, and amended complaint was subsequently filed on March 28, 2018. [ECF Nos. 1 and 8.]

¹ Defendant Iliana Hurtado has not appeared in this action.

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2. SFR and Sierra Ranch each filed separate motions to dismiss the First Amended Complaint on April 19, 2018 and April 27, 2018, respectively. [ECF Nos. 13 and 14.] SFR’s motion is fully briefed, and Sierra Ranch’s motion is expected to be fully briefed on or before May 18, 2018.

3. As the case is still in its early stages, the Parties have not yet submitted a proposed discovery plan and scheduling order for the Court’s consideration.

4. In the meantime, Chase and SFR have recently agreed to include this matter in a bulk mediation scheduled to take place on June 6, 2018.

5. Given this scheduled mediation, and to avoid wasting resources and incurring potentially unnecessary expense associated with discovery, the Parties agree to, and hereby request, a temporary stay of this case, including a stay of the deadlines to hold a conference pursuant to Fed. R. Civ. P. 26(f) and to submit a proposed discovery plan and scheduling order, while the Parties explore settlement. The Parties agree that they will have until June 15, 2018 to either stipulate to lift the stay, or to request a further stay of the matter in the event a settlement is reached.

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6. The Parties make this stipulation in good faith and not for purposes of delay.

Dated this 17th day of May, 2018.

SMITH LARSEN & WIXOM

/s/Katie M. Weber

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Attorneys for Plaintiff

JPMorgan Chase Bank, N.A.

Dated this 17th day of May, 2018.

KIM GILBERT EBRON

/s/Diana S. Ebron

Diana S. Ebron, Esq.

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Jacqueline A. Gilbert, Esq.

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Las Vegas, Nevada 89139

Attorney for Defendant

SFR Investments Pool 1, LLC

Dated this 17th day of May, 2018.

LEACH JOHNSON SONG &
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/s/Ryan D. Hastings

Sean L. Anderson, Esq.

Nevada Bar No. 7529

Ryan D. Hastings, Esq.

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8945 W. Russell Rd., Ste. 330

Las Vegas, Nevada 89148

Attorneys for Defendant

Sierra Ranch Homeowners Association

IT IS SO ORDERED:

James C. Mahan
UNITED STATES DISTRICT JUDGE

DATED: May 24, 2018

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on May 17, 2018, a true copy of the foregoing **Stipulation and [Proposed] Order to Stay Litigation and Discovery Based on Pending Mediation** was filed and served electronically via the Court's CM/ECF system to the following:

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